

AFTER RECORDING RETURN TO:  
ARTHUR R. WATKINS  
NORMA J. WATKINS

4909 Darwin Pl.  
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

DONNA BASSFORD CLIFFORD hereinafter called GRANTOR(S), convey(s)  
to ARTHUR R. WATKINS AND NORMA J. WATKINS, Husband and Wife  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lot 6, Block 4, Tract 1078, SECOND ADDITION TO KELENE GARDENS,  
in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-15AA TL 11000

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1) Conditions,  
Restrictions as shown on the recorded plat of Tract 1078, SECOND  
ADDITION TO KELENE GARDENS. 2) Regulations, including levies,  
liens, assessments, water and irrigation rights, rights of way,  
and easements for ditches and canals of Klamath Irrigation  
District and South Suburban Sanitary District. 3) Easement,  
including the terms and provisions thereof granted to South  
Suburban Sanitary District and recorder August 21, 1970 in Book  
M-70 at Page 7352. 4) Declaration of Conditions and  
Restrictions, but omitting any restrictions based on race,  
color, religion or national origin recorded September 17, 1974  
in Book M-74 at Page 122

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$50,253.13.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 16th day of February 1990.

Donna Bassford Clifford  
DONNA BASSFORD CLIFFORD

STATE OF OREGON, County of KLAMATH)ss.

FEB 16, 1990

Personally appeared the above named DONNA BASSFORD CLIFFORD and  
acknowledged the foregoing instrument to be her voluntary act  
and deed.

Before me: Rebecca C. [Signature]  
Notary Public for Oregon  
My Commission Expires: March 4, 1992



FEB 20 AM 10 57

Aspen  
TITLE & ESCROW, INC.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 20th day  
of Feb. A.D., 19 90 at 10:57 o'clock AM., and duly recorded in Vol. M90  
of Deeds on Page 3220.

Evelyn Biehn County Clerk

FEE \$33.00

By Pauline Muelendy

